



10 Preesall Avenue
Heald Green SK8 3JF
Asking Price £585,000





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An Outstanding, Extended, FREEHOLD, Three Bedroom, Two Bathroom (One En-suite) Older Style Detached.

Situated off Queensway, some two hundred yards approximately from the village, this fabulous family home has been tastefully extended and modernised regardless of cost. It offers: Covered Porch, Entrance Hall, Downstairs WC, Lounge, Extended Kitchen/Dining/Seating Area, Utility Room. On the first floor are Three Excellent Bedrooms, Two Bathrooms (One En-suite with underfloor heating). Outside is an attached garage. To the front, there are two parking spaces and an EV Charging point. At the rear are mature, private rear gardens. All very well maintained. As well as being extended, the property has just recently had the electrics checked and signed off by a qualified electrician.

Also to note is the fact that good schooling both state and private can be found within the SK8 postcode for all age groups. Many other facilities can be found within the area which is expected in today's society.

Viewing Especially Recommended.

- FREEHOLD
- Three Excellent Bedrooms
- Two Bathrooms (One En-Suite with underfloor heating)
- Downstairs WC
- Extended to side and rear
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- EV Charging Point

Covered Porch
Meter Cupboard

Hallway
9' x 5'8"
Cloaks Cupboard, Parquet flooring

Downstairs WC
5'6" x 3'1"
Wall Mounted Gas Boiler

Lounge
13'3" into bay x 11'2"
Attractive Fire Surround with Fitted Gas Fire, Picture Rails

Kitchen/Dining Room/Day Room
21'3" x 18'
Fitted Units with Walnut Doors, Granite Work Tops, Integrated Dishwasher, Double Oven/Grill
Fridge Freezer, Centre Island with Induction Job, Extractor Hood, Three Velux Sky Lights
PVCU Double Glazed Patio Doors, Illuminated Kick Boards

Utility Room
14'9" x 6'6"
Sink Unit, Plumbing for Washing machine, Door to Garage

Landing

Bedroom One
13'4" x 11'2"
Fitted Wardrobes

Bedroom Two
13'6" x 11'2"
Fitted Wardrobes

Ensuite Bath/WC/Shower
13'5" x 6'6"
Four piece Suite with Shower, Bath, WC, Wash Basin. Partial Wall Tiling
Underfloor heating.

Shower Room/WC
8'1" x 6'5"
Three Piece Suite, Wall Tiling

Loft
Folding Ladder, Part Floored, Loft Insulation

Outside
Attached Garage 15'9" x 7'
Front Garden with Stone Flagged Forecourt for 2 cars, Brick Wall
Rear garden with lawns, patio, fish pond, Summer House, flower beds, Greenhouse.



Tenure: Freehold
Council Tax: SMBC D



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

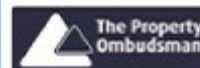
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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